

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 12-H-23-RZ

Related File Number:

Application Filed: 10/31/2023

Date of Revision:

Applicant: TONIA BURRESS

PROPERTY INFORMATION

General Location: West of Mabry Hood Rd., north side of Dutchtown Rd.

Other Parcel Info.:

Tax ID Number: 118 165, 168

Jurisdiction: County

Size of Tract: 2.203 acres

Accessibility: Access is via Dutchtown Road, a minor arterial street with a 61-ft pavement width within a 126-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential

Surrounding Land Use:

Proposed Use:

Density:

Sector Plan: Northwest County **Sector Plan Designation:** MU-SD (Mixed Use Special District)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area largely consists of single family subdivisions to the north and east. The parcels along Dutchtown Road to the west at the interchange at Pellissippi Parkway are mostly undeveloped. There is an office development to the south, though most of Mabry Hood Road to the south remains undeveloped.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 10105 DUTCHTOWN RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: BP (Business and Technology Park), TO (Technology Overlay)

Former Zoning:

Requested Zoning: OB (Office, Medical, and Related Services), TO (Technology Overlay)

Previous Requests:

Extension of Zone: No, this is not an extension of the OB zone.

History of Zoning: The Technology Overlay was added in 1983 (12-CC-83-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Whitney Warner

Staff Recomm. (Abbr.):

Approve the OB (Office, Medical, and Related Services) zone because it is consistent with the sector plan and consistent with the surrounding development.

Staff Recomm. (Full):

Comments:

The request is to rezone two abutting properties (10105 Dutchtown Rd and 1009 Mabry Hood Rd) comprising 2.203 acres from BP (Business and Technology Park) to OB (Office, Medical, and Related Services).

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, ARTICLE 6.1.3: THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE COUNTY GENERALLY:

1. This area has seen a transition from commercial and industrial uses to office uses over the past 20 years. In 2002, the nearby properties at 10123 and 10119 Dutchtown Rd were rezoned from BP/TO to OB/TO. When the city implemented the new city-wide zoning code on January 1, 2020, the properties across the street on Dutchtown Road were redesignated from C-6/TO-1 (General Commercial Park) / (Technology Park Overlay) to OP/TO-1 (Office Park) / (Technology Park Overlay).

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The OB (Office, Medical, and Related Services) zone is intended to provide areas for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas. The intent is to provide centralized, compact locations for business offices, clinics, medical, and dental offices near residential neighborhoods.
2. This zone allows the same residential uses that are permitted in the RB zone which include houses, duplexes, multi-dwelling structures or developments and some nonresidential uses.
3. Properties in the TO zone also require TTCDA approval of rezoning requests. This request will be heard at the December 11, 2023 TTCDA meeting (Case 12-B-23-TOR).
4. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. Dutchtown Road and Mabry Hood Road are classified roads, so no traffic through residential streets is required to access the site. Dutchtown Road was widened from a 2-lane road to a 4-lane road with a turn lane and sidewalks in 2007.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The proposed OB zone is consistent with the Mixed-Use Special District NWCO-3, which recommends office and technology park uses in this area.
2. This property is in the Technology Overlay. All developments other than single family residences and duplexes require TTCDA (Tennessee Technology Corridor Development Authority) approval of site plans.

3. This property has single family residences abutting to the north. Office and medium density residential development are appropriate at this location and are consistent with General Plan policy 11.4, which calls for the creation of gradual zoning transition patterns by placing medium intensity zones and uses such as offices, condominiums, and community buildings in between single-family residential areas and higher intensity uses.

Action: Approved

Meeting Date: 12/14/2023

Details of Action:

Summary of Action: Approve the OB (Office, Medical, and Related Services) zone because it is consistent with the sector plan and consistent with the surrounding development.

Date of Approval: 12/14/2023

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 2/26/2024

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Denied

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: